



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

Special Meeting

I. CALL TO ORDER

Chair Beel called the meeting to order at 7:01 p.m.

II. ROLL CALL

Present: Commissioner Bryan Beel, Commissioner Frank Hood, Commissioner Jim Short, and Commissioner Lloyd Goodlett

Excused: Commissioner Troy Hull, Commissioner Jaima Johnson, and Commissioner Timothy Hein

Staff: Phil Bourquin, Jan Coppola, Sarah Fox, Robert Maul and David Schultz

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.

It was moved by Commissioner Short, seconded by Commissioner Goodlett, to nominate Commissioner Beel as Chair of the Planning Commission for 2015. The motion carried unanimously.

It was moved by Commissioner Short, seconded by Commissioner Goodlett, to nominate Commissioner Hein as Vice Chair of the Planning Commission for 2015. The motion carried unanimously.

IV. MINUTES

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

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

It was moved by Commissioner Hood, seconded by Commissioner Goodlett, to approve the minutes from the November 18, 2014, Planning Commission Meeting. The motion carried unanimously.

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

 [Staff Report for Amendments to Camas Municipal Code 18.23 \(ZC14-01\) Proposed Text Amendment Exhibit 1](#)

The public testimony portion of the hearing was opened at 7:17 p.m.


Randy Printz, Applicant's Representative, 805 Broadway, Vancouver, provided public testimony.

Mr. Printz and Staff responded to inquiries from the Commissioners.

The public testimony portion of the hearing closed at 7:37 p.m., as there was no further testimony from the public.

It was moved by Commissioner Hood, seconded by Commissioner Goodlett, to forward a recommendation to City Council to approve the alternative amendments to Camas Municipal Code (CMC), Chapter 18.23 Planned Residential Development. The motion carried unanimously.

- 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

 [Limited Amendment Staff Report \(MC15-02\)](#)
[Attachment A SMP C-Wetlands \(MC15-02\)](#)
[Attachment B - Ecology 2014 Updates](#)
[Attachment C - Email Correspondences](#)

The public testimony portion of the hearing was opened and closed at 7:34 p.m., as there were no members of the public who wished to testify.

It was moved by Commissioner Goodlett, seconded by Commissioner Hood, to forward a recommendation to City Council to approve the limited amendments to the Camas Shoreline Master Program (SMP) as outlined in the staff report. The motion carried unanimously.

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

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

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

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

After a lengthy discussion, Ms. Fox stated that she will bring back this topic for further consideration at a public hearing on February 18, 2015.

VI. MISCELLANEOUS UPDATES

A. 2015 Community Development Work Plan (9:15 a.m.)

Details: An overview of the Community Development Department Plan and Priorities was given to Council.

Presenter: Phil Bourquin, Community Development Director

 [2015 Community Development Department Work Plan](#)

Mr. Bourquin discussed the work plan and priorities for 2015 in detail with the Commissioners. He also, gave a brief update on the progress made thus far on the 2016 Comprehensive Plan Update.

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

Chair Beel adjourned the meeting at 8:16 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 persons with special needs have opportunities to participate. For more information, please call 360.834.6864.