



PLANNING COMMISSION MEETING MINUTES - DRAFT
Tuesday, October 23, 2018, 7:00 PM
City Hall, 616 NE 4th Avenue

Special Meeting

I. CALL TO ORDER

Chair Beel called the meeting to order at 7:07 p.m.

II. ROLL CALL

Present: Bryan Beel, Tim Hein, Jaima Johnson and Jim Short

Excused: Troy Hull and Harry (Steve) Karnes

Staff: Phil Bourquin, Sarah Fox, Lauren Hollenbeck, Robert Maul, Heather Rowley, David Schultz, Madeline Sutherland

Council Liaison: Deanna Rusch

III. MINUTES

- A. Approval of the Minutes from the June 19, 2018 Planning Commission Meeting

 [June 19, 2018 Planning Commission Minutes](#)

It was moved by Commissioner Short, seconded by Commissioner Johnson to approve the minutes from the June 19, 2018 Planning Commission meeting. The motion carried unanimously by roll call vote.

IV. MEETING ITEMS

- A. Public Hearing for Annual Comprehensive Plan Amendments
Details: Each year in the months leading up to January, the City announces that proposed amendments to the Comprehensive Plan must be received by January 31st. The City received one application during this open review cycle. The map amendments are proposed by Torvale LLC, who represent properties owned by Daley Dennis; JR Merit Enterprises, LLC; and NRP, LLC. The properties are currently designated as "Industrial" and are located in the western portion of the City known as "Grass Valley". The proposal requests to amend the following parcels to a comprehensive plan designation of "Commercial" and a zone of "Regional Commercial": 125623-000; 125193-000; 125185-000; 125627-000; 125207-000; 125198-000; for a total of 50.73 acres.
Presenter: Sarah Fox, Senior Planner

 [Staff Report to Commission](#)

[1- Grass Valley Comp Plan Map](#)

[2 - Applicant Narrative](#)

[3 - Memo from Applicant](#)

[4 - Letter to Applicant from Staff](#)

[Camas 2035 Comprehensive Plan](#)

[Presentation of 2018 Annual Comprehensive Plan Amendments](#)

Commissioner Johnson disclosed a potential conflict regarding this item. Johnson affirmed that she has no existing financial interest with the applicant and stated she would be fair and unbiased in this matter.

Commissioner Beel asked if anyone present wished to challenge Commissioner Johnson. No one present wished to speak.

Commissioner Short disclosed a potential conflict regarding this item. Short affirmed that he has no existing financial interest with the applicant and stated he would be fair and unbiased in this matter.

Commissioner Beel asked if anyone present wished to challenge Commissioner Short. No one present wished to speak.

Sarah Fox reviewed the proposed amendments.

The public testimony portion of the hearing opened at 7:21 p.m. and the following members of the public spoke:

Paul Dennis, PO Box 372, Camas

Dan MacKay, 4041 NW Sierra DR, Camas

Commissioner Beel closed the public testimony portion at 7:44 p.m.

Fox, Bourquin, and Dennis responded to questions from the Commission.

It was moved by Commissioner Hein, seconded by Commissioner Short to forward a recommendation of approval to City Council for the Comprehensive Plan amendments as proposed by staff. The motion carried unanimously by roll call vote.

B. Camas Municipal Code (CMC) Amendments

Details: As part of a periodic code update, the proposed minor amendments to Title 15 Buildings and Construction, Title 16 Environment, Title 17 Land Development, and Title 18 Zoning of the Camas Municipal Code (CMC), which include updates to clarify sections that may have been challenging to administer since the last review update, new additions and corrections, including typos. The staff report summarizes the proposed amendments. Attachment 1 illustrates the

proposed changes and Attachment 2 is the proposed amendments without red-lines. The current CMC is available online via the City's web site.

Presenter: Madeline Sutherland, Planning Intern

Recommended Action: Staff requests Planning Commission's direction regarding the proposed amendments.

 [Staff Report - Minor Amendments to Title 15-18](#)

[Attachment 1 - Title 15-18 Proposed Amendments \(with red-lines\)](#)

[Attachment 2 - Title 15-18 Proposed Amendments \(without red-lines\)](#)

[Presentation of Proposed CMC Amendments](#)

Madeline Sutherland presented the proposed CMC amendments.

Staff responded to the Commission's questions.

This item will be placed on the next Planning Commission agenda.

V. MISCELLANEOUS UPDATES

A. Miscellaneous Updates

Phil Bourquin commented about the mayor appointment process. He provided an update about the Community Development Department's priorities and filling the vacant position on the Planning Commission.

VI. NEXT MEETING DATE

The next Planning Commission Meeting is scheduled for Tuesday, November 20, 2018 at 7:00 p.m., in the City Council Chambers.

VII. ADJOURNMENT

Chair Beel adjourned the meeting at 8:31 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 the City Clerk's Office at 360.817.1574.