



PLANNING COMMISSION MEETING MINUTES - DRAFT

Wednesday, January 27, 2016, 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: Bryan Beel, Frank Hood, Troy Hull, Jim Short, Lloyd Goodlett and Timothy Hein

Excused: Jaima Johnson

Staff Present: Phil Bourquin, Jan Coppola, Sarah Fox, Lauren Hollenbeck, Robert Maul, David Schultz, Steve Wall, Alicia Pacheco and John Frias (interns)

Council Liaison: Bonnie Carter

III. MINUTES

- A. Approval of the Minutes from the December 15, 2015 Planning Commission Meeting

 [December 15, 2015 Planning Commission Minutes](#)

It was moved by Commissioner Hein, seconded by Commissioner Hull to approve the minutes from the December 15, 2015 Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. MEETING ITEMS

- A. Parklands at Camas Meadows Mixed Use Planned Development (MXPDP) Overlay Zone Details: A public hearing was held to consider a zoning request of Parklands at Camas Meadows, LLC (ZC15-01) to apply a Mixed Use Planned Development Overlay Zoning on the property located northeast of the intersection of NW Payne Road and NW Camas Meadows Drive intersection. The property is further located just north of the NW Larkspur Road dead end. Clark County tax #986031-650.
Presenter: Phil Bourquin, Community Development Director

-  [Staff Report Parklands at Camas Meadows \(ZC15-01\)](#)
- [Exhibit List Parklands MXP](#)
- [Exhibit 01 Application and Narrative](#)
- [Exhibit 02 Parklands Neighborhood Aerial Map](#)
- [Exhibit 03 MXP OVERLAY MAP](#)
- [Exhibit 04 MXP OVERLAY AERIAL MAP](#)
- [Exhibit 05 The Archery three boards.pdf](#)
- [Exhibit 06 Workman letter](#)
- [Exhibit 07 M Walker Letter](#)
- [Exhibit 08 A Walker Letter](#)
- [Exhibit 09 Dearborn Letter](#)
- [Exhibit 10 Cowlitz Comment](#)
- [Exhibit 11 Johnson Comment](#)
- [Exhibit 12 DuBois Comment](#)
- [Exhibit 13 Tearney Comment](#)
- [Exhibit 14 Ecology Comment](#)
- [Exhibit 15 Melissa Castle Comment](#)
- [Exhibit 16 Mark Castle Comment](#)
- [Exhibit 17 Harnish Comment](#)
- [Exhibit 18 Robert Miner Photos](#)
- [Exhibit 19 Applicant's PowerPoint Presentation given at the January 27, 2016 Planning Commission Meeting](#)

Phil Bourquin briefly summarized the quasi-judicial public hearing process and inquired if any Planning Commissioner had a conflict of interest or any ex-parte contacts that would prohibit them from participating in the public hearing process. Commissioner Hood stated that he had a relationship with the applicants and recused himself from the public hearing.

The public hearing opened at 7:02 p.m.

Mr. Bourquin gave a brief history of the zoning for the properties and highlighted the different development review processes for the application. Exhibits 10-17 were submitted into the record.

Paul Dennis, P.O. Box 372, Camas, and James Kessi, 6400 NE Highway 99, Ste G169, Vancouver, spoke on behalf of the applicant. Mr. Dennis gave a PowerPoint Presentation.

The public testimony portion of the hearing opened at 7:44 p.m.

The following members of the public spoke:

Adam Kluka, 7021 NW Friberg - Strunk Street, Camas

Robert Miner, 6234 NW Klickitat Court, Camas (submitted 2 photos into the record)

Dave Wilson, 6231 NW Klickitat Court, Camas

Michael Harnish, 3367 NW Lacamas Drive, Camas

Mark Castle, 6110 NW Larkspur Street, Camas

Mr. Dennis and Mr. Kessi addressed questions and comments that were made.

The public testimony portion of the hearing closed at 8:06 p.m.

After a lengthy discussion, it was moved by Commissioner Hull, seconded by Commissioner Goodlett to forward a recommendation to City Council to approve the Camas Meadows Mixed Use Planned Development (MXPD) Overlay Zone (ZC15-01) as presented in the staff report. The motion carried unanimously by roll call vote.

A recess began at 8:10 p.m., for an estimated 5 minutes. The meeting reconvened at 8:15 p.m.

B. Camas Municipal Code, Chapter 15.50 Clearing and Grading

Details: The City is looking to add a new section to the Camas Municipal Code (MC16-01) to help with clearing and grading activities. The new code provisions will work in concert with adopted development and engineering regulations already in the code.

Presenter: Robert Maul, Planning Manager

 [Staff Report Camas Municipal Code, Chapter 15.50 \(MC16-01\)](#)

[Camas Municipal Code, Chapter 15.50 Clearing and Grading](#)

Robert Maul summarized the staff report and noted minor corrections in the draft CMC Chapter 15.50 Clearing and Grading.

The public testimony portion of the hearing was opened and closed at 8:19 p.m., as there were no members of the public who wished to speak.

After discussion, it was moved by Commissioner Hull, seconded by Commissioner Hein to forward a recommendation of approval to City Council with the corrections that were noted. The motion carried unanimously by roll call vote.

C. Workshop on Camas 2035 Comprehensive Plan Update

Details: Staff brought forward proposed goals and policies of the draft comprehensive plan to discuss with the Commissioners at workshop sessions on June 16, October 20, and December 15, 2015. While reviewing the Natural Environment Element on December 15th, there were questions raised about the following proposed policy, "Encourage the preservation of the night sky through dark sky standards in development regulations and design guidelines." The Commissioners requested more information on night sky policies at the next meeting. Night sky information was provided, and the Commission discussed whether to support a night sky policy with the comprehensive plan update.

Presenter: Sarah Fox, Senior Planner

 [Staff Report regarding Night-Sky Policy](#)

[Night Sky & Light Pollution PowerPoint Presentation](#)

Sarah Fox gave a PowerPoint Presentation and relayed staff's recommendation of the proposed Night Sky Policy. The Commissioners were supportive of keeping the Night Sky Policy in the Camas 2035 Comprehensive Plan Update.

D. 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 a majority vote each January.

Presenter: Robert Maul, Planning Manager

It was moved by Commissioner Hull, seconded by Commissioner Hein to nominate Commissioner Beel as Chair of the Planning Commission for 2016. The motion carried unanimously by roll call vote.

It was moved by Commissioner Short, seconded by Commissioner Hein to nominate Commissioner Hull as Vice Chair of the Planning Commission for 2016. The motion carried unanimously by roll call vote.

V. MISCELLANEOUS UPDATES

Miscellaneous Updates

Phil Bourquin expressed his appreciation to the Commissioners for their dedication and quality work. He extended an invitation to the Commissioners to attend City Council's Annual Planning Conference at the Lacamas Lake Lodge on January 29th and 30th and briefly highlighted the topics being presented.

VI. NEXT MEETING DATE

The next scheduled Planning Commission Meeting will be held on Wednesday, February 17, 2016, in the City Council Chambers at 7:00 p.m.

VII. ADJOURNMENT

Chair Beel adjourned the meeting at 9:23 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 persons with special needs have opportunities to participate. For more information, please call 360.834.6864.