



PLANNING COMMISSION MEETING MINUTES - FINAL
Tuesday, March 17, 2015, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Chair Beel called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present: Bryan Beel, Frank Hood, Troy Hull, Jaima Johnson, Lloyd Goodlett and Timothy Hein

Excused: Jim Short

Staff Present: Phil Bourquin, Jan Coppola, Sarah Fox, Lauren Hollenbeck, Robert Maul, David Schultz and Charlotte Frias (student intern)

Shannon Turk, City Council Liaison

III. MINUTES

A. Approval of the Minutes from the February 18, 2015, Planning Commission Meeting

 [Minutes from the February 18, 2015, Planning Commission Meeting](#)


It was moved by Commissioner Hein, seconded by Commissioner Hull to approve the minutes from the February 18, 2015, Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. MEETING ITEMS

A. Public Hearing for Amendments to Camas Municipal Code, Chapter 18.22 Mixed Use Planned Developments

Details: The proposed amendments to Camas Municipal Code (CMC), Chapter 18.22 Mixed Use Planned Developments clarified that the zone is an overlay zone. Minor amendments associated with Chapter 18.22 were also proposed to CMC Section 18.07.030-Table 1.

Presenter: Sarah Fox, Senior Planner

-  [Staff Report \(File No. MC15-04\)](#)
- [Proposed MXPDP Overlay Code](#)
- [Exhibit 1 - Comment from Melanie Poe](#)
- [Exhibit 2 - Comment from Lugliani Investments](#)
- [Exhibit 3 - Staff Memorandum](#)
- [Exhibit 4 - Mixed Use Sample from Staff](#)

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

Ms. Fox briefly summarized the staff report, the proposed Camas Municipal Code amendments and Exhibits 2, 3 and 4 which were submitted into the record.

Mr. Maul and Ms. Fox responded to clarifying questions from the Commissioners.

Chair Beel opened the public testimony portion of the hearing at 7:37 p.m.

The following members of the public offered testimony:

Randy Printz, Landerholm Law Firm, 805 Broadway, Suite 1000, Vancouver

Paul Dennis, Camas Washougal Economic Development Association (CWEDA) 1700 Main Street, Suite 208, Washougal

Chair Beel closed the public testimony portion of the hearing at 8:07 p.m.

After a lengthy discussion, it was moved by Commissioner Hein, seconded by Commissioner Goodlett to continue the public hearing. The motion carried by roll call vote.

It was moved by Commissioner Goodlett, seconded by Commissioner Hull to reopen the public testimony portion of the hearing at the continued public hearing. The motion carried by roll call vote.

The motion did not include a date for the continued public hearing.

- B. Quasi-Judicial Procedural Training
Details: City legal counsel provided a refresher on the procedures for conducting quasi-judicial public hearings.
Presenter: David Schultz, Assistant City Attorney

 [Memorandum from the City Attorney](#)

[Planning Commission Rules Procedure for Quasi Judicial Hearings](#)

Mr. Schultz responded to clarifying inquiries from the Commissioners.

V. MISCELLANEOUS UPDATES

- A. Miscellaneous Updates

Mr. Bourquin and Mr. Maul updated the Commissioners on the 2016 Comprehensive Plan Update and the County Commissioners proposal for a fourth alternative growth scenario. The new alternative has the potential to affect population allocation to cities.

Mr. Maul briefly discussed potential dates for the next Special Planning Commission meeting.

VII. ADJOURNMENT

Chair Beel adjourned the meeting at 8:39 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.