



**PLANNING COMMISSION
REGULAR MEETING MINUTES**
Tuesday, October 21, 2014 at 7:00 p.m.
Camas City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. ROLL CALL

Commissioners Present: Lloyd Goodlett, Frank Hood, Troy Hull, Jaima Johnson and Jim Short

Commissioners Excused: Bryan Beel and Tim Hein

Staff: Phil Bourquin, Pete Capell, Jan Coppola, Sarah Fox and Robert Maul

City Council: Shannon Turk, Council Liaison

III. MINUTES

A. Approval of minutes from the September 16, 2014, Planning Commission Meeting

[Minutes from the September 16, 2014, Planning Commission Meeting](#) 

It was moved by Commissioner Hood, seconded by Commissioner Goodlett to approve the minutes from the September 16, 2014, Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. AGENDA ITEMS

A. 2014 Comprehensive Plan Amendments (Staff Report added on October 16, 2014)

Details: The city received one application (File #CPA14-02) from the following property owners: Sharp Electronics, the Mackay and MacDonald families, David Lugliani and Fisher Investments. The applicants proposed

to modify the comprehensive plan and zoning for their lands, collectively called "Grass Valley".

Department/Presenter: Phil Bourquin, Community Development Director and Sarah Fox, Senior Planner

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

[Staff Report - 2014 Comprehensive Plan Amendments \(CPA14-04\)](#) 

[Applicant's Narrative, dated January 13, 2014](#) 

[Applicant's Supplemental Narrative, dated October 6, 2014](#) 

[Applicant's Market Analysis, dated August 19, 2014](#) 

[Proposed Comprehensive Plan Designations Map](#) 

[Proposed Zoning Map](#) 

[Current Comprehensive Plan Designations Map](#) 

[Current Zoning Map](#) 

After a brief summarization and history of the proposal given by Mr. Bourquin and Ms. Fox, they responded to clarifying questions from the Commissioners.

The public testimony portion of the hearing opened at 7:15 p.m.

The following member of the public provided public testimony:

- Randy Printz, 805 Broadway Street, Suite 1000, Vancouver
Mr. Printz spoke in favor of the proposal on behalf of the applicants.

The public testimony portion of the hearing closed at 7:39 p.m., as there was no further testimony from the public.

It was moved by Commissioner Hood, seconded by Commissioner Johnson to forward a recommendation of approval to City Council for the proposed 2014 Comprehensive Plan amendments as outlined in the October 16, 2014, Staff Report (File No. CPA14-04). The motion carried unanimously by roll call vote.

- B.** [Amendments to Camas Municipal Code \(CMC\), Chapter 18.07, Use Authorization \(Staff Report added on October 16, 2014\)](#)

Details: Amendments to the Camas Municipal Code Title 18 Zoning, Section 18.07.030 Table 1 - Commercial and industrial land uses. The amendments are to prohibit new residential uses in light industrial zones.

Department/Presenter: Sarah Fox, Senior Planner

The public hearing opened at 7:40 p.m.

[Staff Report - Amendments to Light Industrial Land Uses \(CMC14-03\)](#) 

Ms. Fox gave a brief summary of the proposed code amendments.

Chair Hull opened and closed the public testimony portion of the hearing at 7:52 p.m., as there were no comments from the public.

Mr. Bourquin responded to the Commissioner's inquires about notifying the property owners who could be potentially impacted by the proposed amendments. After a lengthy discussion, the Commissioners recommended that when the proposed amendments go before City Council for a public hearing, the public notice that is published in the Post Record and posted around town will also be mailed to those potentially impacted property owners.

It was moved by Commissioner Johnson, seconded by Commissioner Short to forward a recommendation of approval to City Council for the proposed amendments to Camas Municipal Code §18.07.030 – Table 1 Commercial and Industrial Land Uses as outlined in the October 15, 2014, Staff Report (File No. CMC14-03) and that City staff notifies the property owners who may be potentially impacted by the amendments. The motion carried unanimously by roll call vote.

C. [Workshop to Review Amendments to Camas Municipal Code \(CMC\), Title 16 Environment](#)

Details: Amendments to the Camas Municipal Code, Title 16 Environment, Chapter 16.53 Wetlands. The proposed amendments will update the critical area regulations in compliance with a mandate from the Department of Ecology.

Department/Presenter: Robert Maul, Planning Manager

Mr. Maul stated that this item will be brought forward at a later date for a public hearing.

V. MISCELLANEOUS UPDATES

Ms. Fox briefly updated the Commissioners on the progress made thus far on the 2016 Comprehensive Plan Update. She extended an invitation to the Commissioners and to the community to attend the 2016 Vision Summit that will be held on November 5th at Station No. 42. Ms. Fox also gave a brief update on the survey results.

VI. NEXT MEETING DATE

- A.** The next Planning Commission meeting is scheduled for Tuesday, November 18, 2014, in the City Council Chambers at 7:00 p.m.

VII. ADJOURNMENT

Chair Hull adjourned the meeting at 8:09 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.

Planning Commission Public Hearing Process

[Rules of Procedure for Legislative Hearings](#) 