



PLANNING COMMISSION MEETING MINUTES
Tuesday, June 18, 2013 at 7:00 p.m.
Camas City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

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

II. ROLL CALL

Present: Tim Hein, Robert Maul, Jim Short, David Shepherd and Jaima Johnson

Excused: Bryan Beel and Troy Hull

Staff: Phil Bourquin, James Carothers, Jan Coppola, Sarah Fox, Kathy Marlowe and David Schultz

Council: Shannon Turk, Council Liaison

III. MINUTES

A. Approval of minutes from the May 21, 2013, Planning Commission Meeting.

[Minutes from the May 21, 2013, Planning Commission Meeting](#) 

It was moved by Jaima Johnson, seconded by David Shepherd to approve the minutes from the May 21, 2013, Planning Commission Meeting. The motion carried unanimously.

IV. AGENDA ITEMS

A. Public Hearing - 2013 Comprehensive Plan Amendment for North Dwyer Creek

Chair Maul opened the public hearing at 7:02 p.m.

Details: The City of Camas reviews its Comprehensive Plan once a year. An application for a proposed change or amendment to the Comprehensive Plan and Map must be submitted together with the applicable fee by January 31st. The City received one application (file #CPA13-01), and has carried forward two proposals from the 2012 Annual Review as requested by City Council. Amending the North Dwyer Creek Master Plan was a stated priority set by City Council as part of their 2012 Work Program, and was carried forward as a priority for 2013. The master plan area is approximately 688 acres, which is generally bounded by NW Lake Road, NW Friberg Street, NE Goodwin Road, and Lacamas Creek. Approximately 70 percent of the area is designated as Light

Industrial Business Park (LI/BP). The amendments would convert approximately 137 acres of LI/BP lands to other comprehensive plan designations, to include residential and industrial.

Department/Presenter: Sarah Fox, Senior Planner

[North Dwyer Creek Staff Report \(CPA12-02\)](#) 

[North Dwyer Creek Master Plan \(year 2000\)](#) 

Chair Maul opened the public testimony portion of the hearing at 7:12 p.m.

The following members of the public provided public testimony:

- Adam Kluka, 7021 NW Friberg Street, Camas, Washington
- Chris Wamsley, County Properties East

Chair Maul closed the public testimony portion of the hearing at 7:15 p.m., as there was no further public testimony.

It was moved by Tim Hein, seconded by Jim Short to forward a recommendation of approval to City Council for the North Dwyer Creek 2013 Comprehensive Plan Amendment to amend the comprehensive plan designations consistent with Exhibit "A" in the staff report. The motion carried unanimously.

B. [Public Hearing - 2013 Comprehensive Plan Amendment for the Northshore Properties \(Northshore Staff Report attachment added on June 14, 2013\)](#)

Chair Maul opened the public hearing at 7:18 p.m.

Details: The City of Camas reviews its Comprehensive Plan once a year. An application for a proposed change or amendment to the Comprehensive Plan and Map must be submitted together with the applicable fee by January 31st. The City received one application (file #CPA13-01), and has carried forward two proposals from the 2012 Annual Review as requested by City Council. An amendment to the comprehensive plan and zoning of the Lacamas Northshore Area was submitted in January 2012 under the 2012 Annual Review Cycle and was carried forward as a priority for 2013. The area involves approximately 460 acres, and was the subject of an earlier development agreement that included a concept plan for the area involving a large employment area together with a mixed use area. The applicant submitted updated information including proposed comprehensive plan designations and zoning, together with a draft revised development agreement and supporting documents. Staff is in the process of reviewing the submittal and will evaluate the proposed comprehensive plan and zoning for consistency with the City's growth policies and vision.

Department/Presenter: Sarah Fox, Senior Planner

[Lacamas Northshore Staff Report \(CPA12-01\) attachment added 6-14-13](#) 

[Lacamas Northshore Revised Narrative](#) 

[Lacamas Northshore's Legal Memorandum to City Staff](#) 

[Lacamas Northshore Land Use Zoning Exhibit B](#) 

[Lacamas Northshore Concept Master Plan](#) 

[Lacamas Northshore Gross/Net Acreage Zoning Summary](#) 

James Carothers, Engineering Manager, distributed informational documents to the Commissioners regarding transportation analysis. The documents were labeled Exhibit 1.

Chair Maul opened the public testimony portion of the hearing at 7:33 p.m.

The following members of the public provided public testimony:

- James Howsley, Attorney, 1498 SE Tech Center Place, Suite 380, Vancouver, Washington
- Michael Mills, 1930 SW River Drive, Portland, Oregon

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

It was moved by Jim Short, seconded by David Shepherd to forward a recommendation of approval to City Council for the Lacamas Northshore 2013 Comprehensive Plan Amendment and to amend the areas designated as “Medium Intensity Shoreline” to be designated as Commercial and the areas designated as “Urban Conservancy Shoreline” to be designated as Multi-family. The motion carried unanimously.

V. MISCELLANEOUS UPDATES

Sarah Fox, Senior Planner, briefly updated the Commissioners on the progress of the Daley, MacKay and MacDonald 2013 Comprehensive Plan Amendment.

VI. NEXT MEETING DATE

- A.** The next Planning Commission meeting is scheduled for Tuesday, July 16, 2013, in the City Council Chambers at 7:00 p.m.

VII. ADJOURNMENT

Chair Maul adjourned the meeting at 7:48 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.

The Planning Commission Public Hearing Process

[Rules of Procedure for Legislative Hearings](#) 