



PLANNING COMMISSION MEETING MINUTES
Tuesday, May 21, 2013 at 7:00 p.m.
Camas City Hall, 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, Tim Hein, Troy Hull, David Shepherd and Jaima Johnson

Absent: Jim Short

Excused: Robert Maul

Staff: Phil Bourquin, Jan Coppola, Sarah Fox, Eric Levison, Kathy Marlowe and David Schultz

Council: Shannon Turk, Council Liaison

III. MINUTES

- A.** Approval of the minutes from the February 20, 2013, Special Planning Commission Meeting.

[February 20, 2013, Special Planning Commission Meeting Minutes](#) 

It was moved by Troy Hull, seconded by David Shepherd to approve the minutes from the February 20, 2013, Special Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. AGENDA ITEMS

- A.** [Introduction of Planning Commissioner, Jaima Johnson](#)

[Department/Presenter: Phil Bourquin, Community Development Director](#)

Phil Bourquin, Community Development Director, introduced and welcomed Jaima Johnson to the Planning Commission. Commissioner Johnson will be serving a two-year term that expires on December 31, 2015.

- B.** [Public Hearing - 2013 Comprehensive Plan Amendment \(file #CPA13-01\)](#)

Chair Beel opened the public hearing at 7:04 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 fees 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. The applicants, Dennis W. Daley, Douglas MacDonald (Trustee of the MacDonald Clark County Living Trust), and Dan Mackay (Manager of Mackay Family Clark County Properties LLC), propose an amendment to the comprehensive plan and zoning maps for approximately 28.19 combined acres that are designated and zoned "Light Industrial / Business Park" (LI/BP). The properties are located north of NW 18th Avenue and west of NW Brady Road specifically, parcels numbered 125623-000, 125193-000, and 125185-000. The proposed amendment is to change the designation to "Industrial" and the associated zoning to "Business Park"

Department/Presenter: Sarah Fox, Senior Planner

[Staff Report \(CPA13-01\)](#) 

[Application Materials CPA13-01](#) 

Chair Beel opened the public testimony portion of the hearing at 7:06 p.m.

Randy Printz, Applicant's Attorney, 805 Broadway Street, Vancouver, Washington, testified in favor of the proposed amendments to the City of Camas Comprehensive Plan.

Chair Beel closed the public testimony portion of the hearing at 7:23 p.m., as there was no further public testimony.

It was moved by Tim Hein, seconded by David Shepherd to forward a recommendation of approval to City Council for the 2013 Comprehensive Plan Amendment for Daley, MacDonald and Mackay (file No. CPA13-01) as outlined in the staff report to amend the comprehensive plan designation from Light Industrial Business Park (LI/BP) to Industrial with the concurrent zoning to Business Park. The motion carried unanimously by roll call vote.

Chair Beel closed the public hearing.

C. [Workshop to consider the City of Camas Comprehensive Stormwater Drainage Plan](#)

Details: City staff proposes to adopt the first Stormwater Comprehensive Plan similar to the adopted transportation, water, and wastewater system plans. These plans are used for the planning and construction of new facilities and identifying projects necessary for the ongoing maintenance, repair, and upgrading of existing assets. The stormwater plan would also provide a basis for a future Stormwater System Development Charge (SDC).

Department/Presenter: Eric Levison, Public Works Director

Staff Report 

2013 Stormwater Drainage Plan 

Comprehensive Stormwater Plan SEPA Checklist 

Staff will bring this item forward for a public hearing at the June 18th Planning Commission Meeting.

D. Workshop to consider the 2013 Comprehensive Plan Amendment for North Dwyer Creek Master Plan

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. The plan that was approved in 2000, designated approximately 70 percent of the area as LI/BP, and provided the details for infrastructure along with development standards to support the anticipated industrial employment growth.

Department/Presenter: Sarah Fox, Senior Planner

This item will be brought back to the Planning Commission for further analysis and discussion at a later date.

Commissioner Hein departed the meeting at 8:00 p.m.

E. Workshop regarding Uses within the Business Park Zone

Details: In 2012, the Planning Commission reviewed amendments to the Camas Municipal Code to establish a Business Park Zoning district together with a list of uses that were permitted, conditional, or prohibited. The list of uses considered was consistent with a list of uses identified as part of a Development Agreement. City Council codified the establishment of the Business Park (BP) zone under CMC 18.37 and the list of uses under CMC 18.07.030 Table 1 through Ordinance 2672 in January of this year. To date, the BP zone has not been applied to any parcels of land. As part of the 2013 Annual Comprehensive Planning process, several properties are proposed to be designated with an Industrial Comprehensive Plan Designation together within the implemented BP zoning district. In addition, a previous Development Agreement that included an earlier list of uses is currently being revisited. As such, Staff is bringing forward for discussion the list of uses within the Business Park zone identified under CMC 18.07.030 Table 1.

Department/Presenter: Phil Bourquin, Community Development Director

[Ordinance No. 2672](#) 

[Ordinance 2672 Attachments](#) 

[November 2012 Staff Report](#) 

[Lacamas Northshore Business Park Use Table Comments](#) 

Staff will bring this item forward for a public hearing at the June 18th Planning Commission Meeting.

F. [Workshop to consider the 2013 Comprehensive Plan Amendment for the North Shore Properties](#)

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 North Shore Area was submitted under the 2012 annual review cycle and 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 has 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: Phil Bourquin, Community Development Director

[Revised Narrative for Lacamas Northshore](#) 

[Legal Memorandum from James Howsley](#) 

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

[Lacamas Northshore Slopes & Wetlands](#) 

[Lacamas Northshore Gross and Net Zoning Summary](#) 

James Howsley, Applicant's Attorney, 1498 SE Tech Center Place, Suite 380, Vancouver, Washington briefly introduced the application and responded to the Commissioner's inquiries.

This item will be brought forward for a public hearing at the June 18th Planning Commission Meeting.

V. NEXT MEETING DATE

- A.** The next Planning Commission meeting is scheduled for Tuesday, June 18, 2013, in the City Council Chambers at 7:00 p.m.

VI. ADJOURNMENT

Chair Beel adjourned the meeting at 8:21 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 is attached below.

[Planning Commission Rules of Procedure for Legislative Hearings](#) 