



Planning Commission
Special Meeting
February 22, 2012
Minutes were approved on March 20, 2012

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

ROLL CALL:

Present: Commissioner Bryan Beel
Commissioner Tim Hein
Commissioner Judy Hooper
Commissioner Troy Hull
Commissioner David Shepherd
Commissioner Jim Short

Excused: Commissioner Armando Herrera

Staff Present: Phil Bourquin, Community Development Director
Jan Coppola, Administrative Assistant
Sarah Fox, Senior Planner
David Schultz, Assistant City Attorney

Approval of Minutes from the January 18, 2012, Planning Commission Meeting:

It was moved by Commissioner Hooper and seconded by Commissioner Hull to approve the minutes from the January 18, 2012, Planning Commission meeting as written. The motion carried by roll call vote.

Presentation by Joe Dills, OTAK, "Sub-Area Plans":

Sarah Fox, Senior Planner, introduced consultant Joe Dills from OTAK and explained that the information that Mr. Dills is providing may be helpful in amending the City's Comprehensive Plan and the North Dwyer Creek Plan.

Mr. Dills gave the Commissioners a PowerPoint Presentation regarding sub-area planning. The presentation touched upon the following: 1) Planning sub-areas as part of the larger city; 2) Starting with framework plans; 3) Let the land tell you where to build and where not to build; 4) Apply proven community design principles; 5) Apply development best practices – greener, cheaper, smarter; 6) Work at all scales and learn from built examples; and 7) Involve the community.

In closing, Mr. Dills elaborated on the value of lessons learned and affirmed that he and his colleague Tim Kraft are available to answer questions.

Discussion ensued regarding land development and the importance of community involvement.

Chair Beel asked and there were no further questions or comments.

Public Hearing to consider amendments to Camas Municipal Codes (CMC) to extend the expiration of preliminary plats to seven years to be consistent with the Revised Code of Washington (RCW) 58.17.140 and RCW 58.17.170 (SSB 5540):

Chair Beel opened the public hearing at 7:38 p.m.

Ms. Fox gave a brief overview of the February 10, 2012, Staff Report regarding the expiration of preliminary plats. She explained that the Washington State Legislature adopted a substitute senate bill that extended the time limitation for the approval of plats from five to seven years and that the senate bill will expire on December 31, 2014. Ms. Fox further explained that the proposed amendments to the CMC will bring the codes into conformance with the state law and will avert administrative errors about permit validity.

Ms. Fox referenced “Attachment A” on page 4 of the Staff Report and noted the preliminary plats that are affected by the inconsistencies between the CMC and state law. She noted for the record the preliminary plat owners that have responded with telephone calls to the notification letters that were mailed to the owners on February 14, 2012. Discussion ensued.

The Planning Commission considered the following document that Ms. Fox submitted into the record:

- Letter from Al and Noranne Olson, Olson Short Plat as Exhibit 1.

Chair Beel asked and there were no questions.

The public testimony portion of the hearing was opened at 7:41 p.m.

Oliver Hidden, 2610 Kauffman Avenue, Vancouver, Washington:

Mr. Hidden spoke in favor of the proposed amendments and asked questions regarding the process of extending the expiration period.

In response, Ms. Fox elaborated on the process for amending the regulations and explained that the City requires a written request from the property owner prior to the expiration date.

The public testimony portion of the hearing was closed at 7:45 p.m., as there was no further public testimony.

Decision:

After a brief discussion, it was moved by Commissioner Hull, seconded by Commissioner Hein to forward a recommendation to City Council to approve the proposed amendments to the CMC as outlined in the February 10, 2012, Staff Report to extend the time period for the

expiration of preliminary plats to seven years to be consistent with RCW 58.17.140 and RCW 58.17.170.

Chair Beel asked and there were no further questions or comments regarding the motion.

The motion carried unanimously by roll call vote.

Miscellaneous Updates:

Phil Bourquin, Community Development Director, briefly highlighted the list of priorities set by City Council for the Community Development Department and the 2012 Work Program. Discussion ensued.

Mr. Bourquin gave a brief update to the Commissioners on the progress of the Shoreline Master Program (SMP) Update. In closing, Mr. Bourquin noted that the Mayor expressed his appreciation to the Commissioners and staff for their hard work and dedication on the SMP update.

The next Planning Commission meeting is scheduled for Tuesday March 20, 2012, at 7:00 p.m.

ADJOURNMENT: Chair Beel adjourned the Planning Commission meeting at 7:52 p.m.