



## Staff Report

June 6, 2022 Council Regular Meeting

Camas Business Park

Presenter: Lauren Hollenbeck, Senior Planner

Time Estimate: 20 min.

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**BACKGROUND:** The Panattoni Development Company, Inc. is seeking land development approval for the construction of three (3) warehouse/office industrial buildings totaling approximately 942,939 square feet on 74.06-acres located at 4707 and 4723 NW Lake Road within the Light Industrial/Business Park (LI/BP) zone.

**SUMMARY:** Development within the Light Industrial/Business Park zone is a Type III application review approval process, which requires a public hearing before Planning Commission and final decision approval by City Council per CMC 18.55.030- Table 1, Note 4. *Type III applications are quasi-judicial and City Council as the decision maker shall disclose any ex parte contact, conflicts of interest or bias before the beginning of each hearing item and provide an opportunity for challenge per CMC 18.55.180.D.5.* A detailed staff report (LI/BP21-01) addressing the applicable development code sections of the Camas Municipal Code was prepared by City staff and included as Exhibit 44.

The project proposal was first reviewed by the Design Review Committee at a public meeting on April 14, 2022 as required by code and found the proposal to be in general compliance with the Design Review Manual subject to recommended conditions of approval as discussed in the LI/BP21-01 staff report (Exhibit 44).

Planning Commission held a public hearing on May 17, 2022. At the open record hearing, city staff gave the Planning Commission a brief presentation of the development proposal including the public comments that were received by the city, which are included as Exhibit 41, and discussed in the LI/BP21-01 staff report at pages 30 and 31 (Exhibit 44). City staff also discussed an email concerning the applicant's questions/comments pertaining to the LI/BP21-01 staff report including city staff's responses, which is included as Exhibit 42. As a result of that email, city staff prepared and presented a memo to Planning Commission with proposed revisions to the conditions of approval, which is included as Exhibit 43 and are addressed in the LI/BP21-01 staff report (Exhibit 44). The applicant concurred with the proposed revisions in the memo.

The Planning Commission unanimously recommended approval as conditioned in staff's report (LI/BP21-01).

**EQUITY CONSIDERATIONS:**

What are the desired results and outcomes for this agenda item? The construction of 3 warehouse/office industrial buildings.

What's the data? What does the data tell us? n/a

How have communities been engaged? Are there opportunities to expand engagement? Public notices were published in the Post Record local paper, mailed to property owners within 300-feet, posted on social media, the City website, City Hall and library.

Who will benefit from, or be burdened by this agenda item? n/a

What are the strategies to mitigate any unintended consequences? The recommended conditions of approval in the staff report.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. n/a

Will this agenda item improve ADA accessibilities for people with disabilities? n/a

What potential hurdles exists in implementing this proposal (include both operational and political)? n/a

How will you ensure accountabilities, communicate, and evaluate results? Through the implementation of the conditions of approval.

How does this item support a comprehensive plan goal, policy or other adopted resolution? Yes, the proposed development supports a number of comprehensive plan goals and policies as outlined in the project staff report.

**BUDGET IMPACT:** n/a

**RECOMMENDATION:** Following an open record hearing, the Planning Commission recommended APPROVAL of the consolidated application for the Camas Business Park (LI/BP 21-01) subject to the conditions of approval. The City Council in a closed record meeting shall review the public record, deliberate and provide a final decision that could include the following:

1. Approve with conditions contained herein
2. Approved with modified and/or additional conditions
3. Deny
4. Remand back to the Planning Commission

Recommended Motion:

"To approve the Camas Business Park and the conditions of approval based on the recommendation of the Planning Commission and instruct the City Attorney to prepare findings and conclusions to accompany the Notice of Decision".